

McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
23 JULY 2015 MEETING AGENDA
McKENZIE MUNICIPAL COMPLEX @ 7:00 PM

- I. Call to Order
- II. Roll Call / Establishment of a Quorum
- III. Approval of Agenda
- IV. Reading and Approval of the Minutes
- V. Municipal Reports
- VI. Old Business
 - A. Discussion of the 2029 McKenzie Municipal-Regional Land Use Plan Amendment
 - B. Discussion of Agenda Meeting / Planning Commission Meeting Time
 - C. Discussion on Design Review Commissions
- VII. New Business
 - A. Any properly presented new business
- VIII. Other Business
 - A. August Agenda & Regular Planning Commission Meeting Schedule by Chairman Dean Robb
- IX. Adjournment



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MEMORANDUM

TO: McKenzie Municipal-Regional Planning Commission
FROM: Shelton I. Merrell, Regional Planner
DATE: 13 July 2015
SUBJECT: STAFF REPORT FOR THE JULY AGENDA ITEMS

OLD BUSINESS

1. Discussion on the 2029 McKenzie Municipal-Regional Land Use & Transportation Plan

Background / Analysis:

There has been discussion to amend the aforementioned plan for the past several months now. The main areas of refocus pertaining to desired future land use designations should be along U.S. Highway 79 (Highland Drive) and State Route 22.

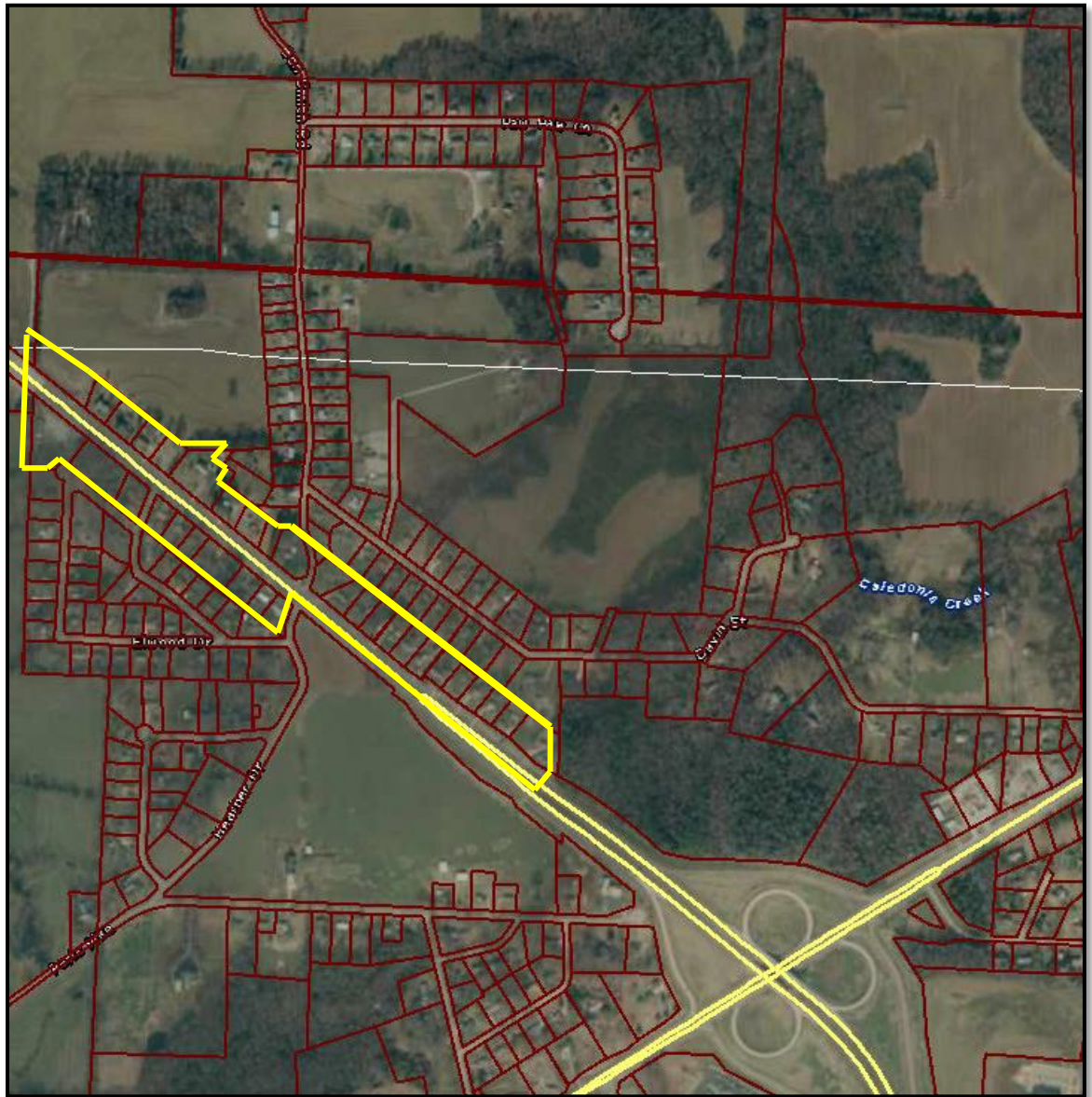


Illustration I: Properties currently designated to become commercial that are currently zoned O-R (Office Residential)

The current land use designations for properties highlighted along State Route 22 are all residential. These properties, however, are zoned O-R (Office Residential). The following permitted uses are found within O-R Zoning Districts:

11.706. O-R (Office-Residential) Districts. *This district is intended primarily to provide locations for offices and service commercial uses and may include existing or new residential uses. This district may be located between business and residential districts and the regulations of this district are designed to protect and achieve compatibility in or for nearby residential districts.*

1. **Uses Permitted**

Property and buildings in O-R (Office-Residential) Districts shall be used only for the following purposes:

- (a) Residential: Single-family and two-family dwelling, not including mobile homes.
- (b) Office Uses: Professional offices including medical, legal, accounting, engineering, planning, architecture, real estate, insurance, business and management consultant services and travel agencies.
- (c) Business Services: Advertising services, stenographic services, document reproduction or copying.
- (d) Personal Services: Beauty shops and barber shops.
- (e) Limited Retail Sales: Retail sales are limited to those that are incidental to the office, business service and personal uses permitted.

2. Uses Permitted on Appeal

Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as special exceptions:

- (a) *Churches, schools and other public uses.*
- (b) *Group day care homes and child care centers.*
- (c) *Other office, business service, and personal service uses deemed similar in character as determined by the Board of Zoning Appeals.*

The current land use designations along Highland Drive in the vicinity in question are primarily residential in nature with the exception of the bank and church properties. The bank property along with said tax parcels 008.00, 009.00, 010.00, and 010.01 are currently zoned B-2 (Highway Business). The B-2 (Highway Business) provisions state the following:

11-702. B-2 (Highway Business) Districts. *The purpose and intent of these districts are to provide adequate space in appropriate locations along major arterial roads for the establishment of a wide variety of uses including commercial trade and service uses, entertainment facilities, offices and establishments engaged in wholesale trade. Since these establishments tend to generate relatively large volumes of traffic and have other characteristics detrimental to residential districts, their locations should be removed from the proximity of residential districts as much as possible. Also, all developments within these districts shall have access on frontage (service), or marginal access roads in order to secure sufficient traffic flow along major arterial roads. Within the B-2 (Highway Business) Districts shown on the Zoning Map of McKenzie, Tennessee, the following regulations shall apply:*

1. Uses Permitted.

- (a) *Retail sales; automobile sales; automobile parts; bakery and dairy products; drug and pharmaceuticals; florists shops; gift shops; book stores; newspaper stands; groceries; hardware; boats and boating equipment; sporting goods; mobile home sales; paint and wallpaper; agricultural implements; furniture; household appliances;*

floor coverings and draperies; seed and feed; nursery and greenhouses; and packaged liquor stores provided the following:

- (i) No packaged liquor store shall be permitted to locate within 300 feet from a pre-existing public or private school, childcare facility or established place of worship;*
- (ii) Must be located on a major arterial status road as adopted on the McKenzie Municipal-Regional Major Road Plan Map;*
- (iii) For the purpose of this section, measurements shall be made in a straight line from property line to property line.*
- (b) Services: automobile repair; animal hospital and veterinarian clinic; commercial recreation; banks; savings and loan association; barber shops; beauty shops; funeral home; automobile service station; laundry and dry cleaning establishments; business and professional offices; radio and television sales and service; shoe repair; motels and hotels; restaurants, family day care, group day care, and day centers.*
- (c) Churches; and, federal, state and municipal uses.*
- (d) Outdoor advertising signs and advertising structures.*
- (e) Manufacturing incidental to retail business or service where products are sold on the premises by producers and where not more than ten (10) operatives are employed in such manufacture.*
- (f) Any accessory use or building customarily incidental to the above permitted uses.*

The following illustration depicts the subject properties located on Highland Drive (U.S. Highway 79):



Staff will present a “working” future land use map during the meeting for further discussion purposes.

2. Discussion of the McKenzie Municipal-Regional Planning Commission Agenda and Meetings

Background:

During the April meeting, there was discussion pertaining to the need to change the time of the regularly scheduled agenda meetings from 2:30 to 4:30. However, there was not the mentioning of a needed by-laws amendment pertaining to such. The item was tabled during both the May and June meetings.

Analysis:

As a result of new staff contract assignments and the deliberations made during the July 9, 2015 agenda meeting, the following were concluded:

- 1) The established agenda meeting day and time has been proposed to be set for the second Wednesday of each month @ 5:00 p.m.;
- 2) The established regular meeting day and time has been proposed to be set to the fourth Thursday of each month @ 7:00 p.m. (Staff may however, suggest the regular meeting time be proposed for the fourth Wednesday @ 5:00 in order to avoid the possibility of being late for meetings.)

3. Discussion on Design Review Commissions

Background:

Staff was asked what could be done to in order to regulate the appearances of businesses along Highland Drive back during the month of May. The staff planner stated the City of McKenzie would have to create a design review commission as promulgated in Tennessee Code Annotated 6-54-133. Discussion on this item was tabled during the June meeting due to time constraints.

Analysis:

Section 6-54-133 of Tennessee Code Annotated states the following pertaining to Design Review Commissions:

6-54-133. Design review commission – Authority—Members—Appeals of decisions.

*Any municipality may create a design review commission (DRC) having the authority to develop general guidelines for the exterior appearance of **nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality.** The municipal governing body may designate the planning commission as the DRC. When the municipality creates a separate DRC, the mayor shall appoint the members of the DRC from residents of the municipality and shall strive to ensure that the membership is representative of the municipality as a whole, including, if possible, members with either architectural or engineering knowledge, or any other person having experience in nonresidential building. Any property owner affected by the guidelines may appeal a decision of the DRC to the municipality's planning commission or, if there is no planning commission or if the municipality has designated the planning commission as the DRC, to the municipality's governing body.*

Recommendation:

If there is a desire to regulate the type of construction materials for non-residential and multi-family properties, staff recommends the creation of a design review commission as promulgated within the aforementioned section of Tennessee Code Annotated.